

CLAIMS

1. A modular building unit comprising a skeletal shell lined to define the walls of a room or rooms, the building units when stacked in a vertical and horizontal array cooperating to form the linked rooms of a building, **characterised in that** for precise location of one module or part thereof vertically over another in the resulting building, each module is provided around the perimeter of its base with a downwardly extending location flange, and each module is also provided around its top perimeter or part thereof with a peripheral recess into which the location flange of a vertically adjacent building module can accurately locate.
2. A modular building unit according to claim 1, wherein the peripheral recess has an inside side wall which slopes upwardly and inwardly relative to the building module, to guide the vertically adjacent building module into position when stacking the modules one above the other during the erection of a building therefrom.
3. A modular building unit according to claim 1 or claim 2, wherein the modular building unit comprises a skeletal shell of structural steel uprights and cross-members lined to define the walls of the room.
4. A modular building unit according to any preceding claim, wherein the lined skeletal shell is clad with an external roof covering of load-bearing boarding which extends close to but not up to the outside perimeter of the top of the module, so that the edge of the boarding lies along the inside edge of the locating recess.
5. A modular building unit according to claim 4, wherein the external perimeter of the module is clad with a cold-formed edging of lightweight steel which has a first portion which laps around the top of the side and end walls of the module and a second portion which laps over the outside edge of the

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boarding, and which between those first and second lapping portions defines the locating channel.

5 6. A modular building unit according to any preceding claim, wherein the locating channel is lined with a rubber or elastomeric or other sound-absorbing lining.

10 7. A modular building unit according to claim 5, wherein the edging of cold-formed lightweight steel is laid over a layer of a rubber or elastomeric or other sound-absorbing lining.

15 8. A levelling unit for use with a modular building unit according to any preceding claim, comprising a skeletal shell of structural steel peripheral members and cross-members to define the footprint of a modular building unit according to any of claims 1 to 7, and for precise location of the modular building units of the floor of a building immediately above the levelling unit, each levelling unit is provided round its top perimeter edge with a peripheral recess into which the location flange of a modular building unit according to any of claims 1 to 7 can accurately locate.

20 9. A method of building using modular building units according to any of claims 1 to 7 and levelling units according to claim 8, wherein the levelling units are positioned over a foundation or ground level structure of the building, and each is accurately levelled and located relative to the adjacent levelling units by the use of shims or screw jacks between the levelling units and the building foundations or ground level structure; and the levelling units are secured fast to the building foundations or ground level structure prior to placing individual modular building units thereon, and locating those modular building units by engagement of the generally extending location flange
25 around the perimeter of the base of each building unit into the peripheral recess around the respective levelling unit.
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